

MACOMB TOWNSHIP PLANNING COMMISSION
MEETING MINUTES AND PUBLIC HEARING
HELD TUESDAY, DECEMBER 20, 2005

LOCATION: MACOMB TOWNSHIP MEETING CHAMBERS
54111 BROUGHTON ROAD
MACOMB, MICHIGAN 48042

PRESENT: EDWARD GALLAGHER, CHAIRMAN
DEAN AUSILIO, VICE-CHAIRMAN
MICHAEL D. KOEHS, SECRETARY
MEMBERS: JOA PENZIEN
CHARLES OLIVER
ARNOLD THOEL
DEBORAH ZOLNOSKI

ABSENT: NONE

ALSO PRESENT: Lawrence Dloski, Township Attorney
Jerome R. Schmeiser, Community Planning Consultant
(Additional attendance on file with Clerk)

Call Meeting to Order

Chairman GALLAGHER called the meeting to order at 7:00 p.m.

Pledge of Allegiance

1. Roll Call

Clerk KOEHS called the Roll Call. All members present.

2. Approval of Agenda Items (with any corrections)

MOTION by AUSILIO seconded by PENZIEN to approve the amended agenda as discussed.

MOTION carried.

3. Approval of the December 6, 2005 previous Meeting Minutes

MOTION by KOEHS seconded by THOEL to approve the December 6, 2005 previous Meeting Minutes.

MOTION carried.

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4. **Consent Agenda Items:**

- a. **Extension of Time; Tentative Preliminary Plat; Pinnacle Farms Subdivision.** Permanent Parcel No. 08-24-276-003
(Expires February 25, 2006)

MOTION by THOEL seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the extension of time to February 25, 2007 for the Tentative Preliminary Plat for Pinnacle Farms Subdivision. Permanent Parcel No. 08-24-276-003

MOTION carried.

AGENDA ITEMS:

5. **Revised Site Plan; Macomb Fire Station #4;** Located on the south side of 25 Mile Road, approximately 400 feet east of Garfield Road; Macomb Township, Petitioner. Permanent Parcel No. 08-08-101-042.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the proposal involves enhancement to the approved plan to provide for more extensive screening between the fire station and the abutting single family homes. In addition, the plan as developed provides for:

A one-story fire station building measuring approximately 109' x 142' will be constructed on site, set back 30' from the front and rear property lines, and 25' from the side property lines.

Two access drives are provided to the site, one for day-to-day traffic, and the larger one for emergency vehicles.

Twenty-four (24) parking spaces are provided including 6 in the front of the building for citizens' access.

An 8' bike path would be provided along 25 mile frontage.

An 8-foot greenbelt or 6-foot high masonry wall will be installed abutting all residential zones.

A detention pond will be provided in the south portion of the site.

A 30-foot planted setback along 25 Mile Road frontage.

60-foot has been provided for the widening of 25 Mile Road.

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The revised landscape and planting plan involves the development of a 30" berm and 17 evergreen trees and 5 deciduous trees along the south property line. Additionally, 29 evergreen trees will be installed along the east property line along with 10 deciduous trees. The plan also shows 23 evergreen trees and 4 deciduous trees along the west property line. These additions, plus the existing vegetation along the south portion of the property, are designed to provide for a buffer transition between the fire station and the abutting residential properties.

Mr. Schmeiser recommended that the revised site plan be approved with the standard conditions of the Planning Commission and the Township.

David Koss, Water and Sewer Department Superintendent and Paid on Call Captain for the Macomb Township Fire Department, indicated that the original plans included an area for retention or detention. It was determined during the process of design, that the parcel could be developed with oversized underground piping to serve as a detention area allowing the existing vegetation to remain. Further, vegetation was added to the property along the east and west property lines to complete the landscape easement.

Petitioner: Macomb Township

Public Portion: Township residents adjacent or near by this proposal addressed their concerns relating to traffic light reflections and suggestions to further enhance the landscape easement.

MOTION by AUSILIO seconded by PENZIEN to approve the Revised Site Plan; Macomb Fire Station #4 Permanent Parcel No. 08-08-101-042. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation:

It is recommended that the revised site plan be approved with the standard conditions of the Planning Commission, including:

- 1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or**

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properties set aside for drains, sewers or water facilities unless an easement agreement is signed with the governing authority controlling the easement or property.

- 3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.**
- 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.**
- 5. Sidewalks to be provided to the satisfaction of the Township Engineer.**
- 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.**
- 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.**
- 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.**
- 9. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).**

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10. That all signs be designated on the site plan and meet the Township requirements.
11. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
12. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
13. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
14. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
15. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit two (2) plans on 11" x 17" paper.
16. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
17. That in the case of structures in commercial zones, roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.
18. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
19. That all requirements of the Zoning Ordinance be met.

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20. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
21. That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.

The Consultant suggests that the next step in the approval process is to forward the matter to the Building Department for the issuance of the necessary permits.

MOTION carried.

6. **Rezoning Request; Residential One Family Urban (R-1) to Commercial General (C-2);** Located on the southeast corner of 24 Mile Road and Garfield Roads. Michael Magnoli, Petitioner. Permanent Parcel No. 08-17-100-019 (Tabled from July 5, 2005)

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting that the above-described property be rezoned from R-1 to C-2, Commercial, General.

On June 7, 2005, the Planning Commission tabled this matter at the request of the petitioner.

The matter was placed on the July 5, 2005 meeting of the Planning Commission but tabled at the request of the petitioner so that the matter could be considered by the Township as a conditional rezoning.

Characteristics of the property in question can be summarized as follows:

Present Use: a residence

Size and Dimensions of Property: 326.40' x 400' and contains 2.997 acres

The general description of the surrounding properties is as follows:

The property to the north of the tract in question, across 24 Mile Road, is zoned AG and contains the Lutheran school property.

The property to the east is zoned R-1 with a planned unit development and contains a library, offices and condominiums.

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The property to the south is zoned R-1 with a planned unit development, and contains condos.

The property to the west, across Garfield Road, is zoned C-2 and contains a gas station.

The Master Plan depicts the area as commercial and the Master Thoroughfare Plan indicates 120 feet of right-of-way for 24 Mile and Garfield Roads.

The floodplain map indicates that the property is not within the 100-year floodplain.

The petitioner has provided a letter addressed to Mr. Michael Koehs, Macomb Township Clerk, indicating that if the property is rezoned, they will apply for permits and remove all existing structures on the parcel within one year. The letter continues that if the structures are not removed within the one year time frame, the zoning will revert back to the original zoning.

Planning Consultants Recommendation: It is recommended that the property be rezoned from R-1 to C-2 for the following reasons:

1. The C-2 zone is in compliance with the provisions for the master plan.
2. The uses in the C-2 zone are compatible with the surrounding commercial properties.

The Consultant suggests that the next step in the approval process is to forward the matter to the Township Board and for the Planning Commission to vote to receive and file all correspondence in connection with this item.

The members of the Commission held further discussion relating to the other commercial zoning district classifications that may provide for less intense uses for the proposed property.

Mr. Schmeiser, Community Planning Consultant, suggested that the Commission may choose to recommend a (C-1) District to eliminate general types of intensive commercial uses.

Petitioner Present: Frank Palazzolo, Legal Counsel along with Dick Wright, representing Michael Magnoli who was present in the audience.

Public Portion: Several Township residents and representatives on behalf of St. Peter Lutheran Church & School addressed their concerns against Commercial Zoning specifically objecting to restaurant/bar uses that have the ability to apply for a liquor license.

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MOTION by ZOLNOSKI seconded by THOEL to forward the recommendation to the Township Board of Trustees to consider a zoning contract to rezone the property from Residential One Family Urban (R-1) to Commercial Local (C-1) which is a less intense zoning district classification compared to the requested Commercial General (C-2) zoning with the condition that the on-site building will be removed within one (1) year from the date of approval or the matter will revert back to the Residential One Family Urban (R-1) zoning district classification. Permanent Parcel No. 08-17-100-019.

MOTION carried.

7. **Special Land Use; Macomb Veterinary Hospital;** Located on the northeast corner of 23 Mile Road and Romeo Plank Road; James Tesch, DVM, Petitioner. Permanent Parcel No. 08-17-476-005.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting special land use approval for a veterinary hospital to be located in Macomb Centre Plaza.

Characteristics of the property in question can be summarized as follows:

Current Zoning: C-3

Present Use: an existing shopping center

Size and Dimensions of Property: a unit in the northern portion of Macomb Centre Plaza; 51336 Romeo Plank Road

The general description of the surrounding properties is as follows:

The property to the north of the tract in question, is zoned O-1 and contains an office building.

The property to the east is zoned R-1-S and is vacant.

The property to the west, across Romeo Plank Road, is zoned R-1-S and contains a church and residential development.

The property to the south, across 23 Mile Road, is zoned C-2 and contains a strip mall.

The Master Plan depicts the area as commercial and the Master Thoroughfare Plan indicates 120 feet of right-of-way for both 23 Mile and Romeo Plank Roads. The Building Official indicates that the property is within the 100-year floodplain.

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The petitioner is proposing to occupy a unit in the north portion of the property as a veterinary hospital. The Planning Consultant does not foresee objections to the use of a portion of this center as a veterinary hospital.

The material presented by the petitioner indicates that the proposed veterinary hospital will be located in Unit A-1 of the Macomb Centre Plaza. The address is 51336 Romeo Plank Road. The unit measures approximately 40' x 55' with 2 access doors facing Romeo Plank and one door opening to the parking lot on the north side of the building. No provision is made for outside animal exercising or boarding. All areas outside the building along the north side are utilized for parking or loading.

Petitioner Present: Bob Kirk and James Tesch

Public Portion: Representative on behalf of the Animal Clinic of Macomb, whose name was not stated, expressed his concerns relating to the proposed development having the same type facility less than one (1) mile radius from each other.

MOTION by AUSILIO seconded by PENZIEN to approve the Special Land Use for the Macomb Veterinary Hospital with the standards set forth in Township Zoning Ordinance Section 10.2401(B)(5)(a). Permanent Parcel No. 08-17-476-005.

Planning Consultants Recommendation:

It is recommended that the special land use permit be approved for a veterinary hospital. Since the proposed use complies with the standards set forth in Section 10.2401(B)(5)(a), as follows:

1. The proposed veterinary hospital shall be of such location, size and character that it will be harmonious with the appropriate and orderly development of the surrounding neighborhood and/or vicinity, and shall be in compliance with the applicable regulations of the zoning district in which it is to be located.
2. The proposed veterinary hospital appears to be of such nature that vehicular and pedestrian traffic shall not be more hazardous than is normal for the district involved, taking into consideration vehicular turning movements in relation to routes of traffic flow; proximity and relationship to intersections, adequacy of sight distances; location and access of off-street parking; and provisions for pedestrian traffic, with particular attention paid to minimizing child-vehicle interfacing.

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3. The proposed veterinary hospital shall be designed, with respect to the location, size, and intensity, site layout and periods of operation of any such proposed use, to eliminate any possible nuisance emanating there from which might be noxious whether by reason of dust, noise, fumes, vibration, smoke or lights to others.
4. The proposed veterinary hospital is such that the proposed location and height of buildings or structures, and the location, nature and height of walls, fences and landscaping, will not interfere with or discourage the appropriate development and use of adjacent land and buildings, or unreasonably affect the value of the land and/or buildings.
5. The proposed veterinary hospital should relate harmoniously with the physical and economic aspects of adjacent land uses with regard to prevailing shopping habits, convenience of access by prospective patrons, continuity of development, and need for particular services and facilities in specific areas of the Township.
6. The proposed veterinary hospital is necessary for the public convenience at the proposed location.
7. The proposed veterinary hospital is so designed, located and planned, and shall be operated in such a manner that the public health, safety and welfare will be protected.
8. The proposed veterinary hospital should not be detrimental or injurious to the neighborhood within which it is to be located, nor shall such use operate as a deterrent to future land uses permitted within said zoning district, and such use shall be in harmony with the general purpose and intent of the Zoning Ordinance.

This recommendation is made with the understanding that the petitioner will record the Notice of Special Land Use. Part of the Notice of Special Land Use includes that no outside activities for the exercise, boarding or treatment of animals will be permitted.

The Consultant suggests that the next step in the approval process is to forward the matter to the Building Department for the issuance of the necessary permits.

MOTION carried.

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8. **Preliminary Plan; Stillwater Crossing Site Condominiums;** Located between 23 and 24 Mile Roads, approximately ¼ mile west of the Township line; Elro Corporation, Petitioner. Permanent Parcel Nos. 08-13-200-028A & B.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting revised preliminary plan approval for Stillwater Crossing site condominiums for the above-described property.

The previous item on the agenda involves requests to vary the land division ordinance Sections 17-132 and 17-138. The requests include allowing block lengths exceeding 1320' along the east and west sides of the plat because of the school owned property on the west and the Township of Chesterfield on the east. The Hart Drain also dictates the length of the block within the north portion of the plat. The short blocks are planned near the 24 Mile entrance because of the limited width of the 24 Mile frontage. The elimination of the stub streets are requested once again because of the school property and those properties adjoining the plat in Chesterfield Township.

Characteristics of the property in question can be summarized as follows:

Current Zoning: R-1

Present Use: vacant farmland

The general description of the surrounding properties is as follows:

The property to the north of the tract in question, across 24 Mile Road, is zoned R-1-S and contains scattered residential properties.

The property to the south, across 23 Mile Road, is zoned R-1 and R-1-S and contains scattered residential and a proposed subdivision.

The property to the east is located in the Township of Chesterfield and contains residential properties backing to the proposed subdivision.

The property to the west is zoned R-1-S and contains L'Anse Creuse school site fronting on 23 Mile and farmland and homes fronting on 24 mile Road.

The Master Plan depicts the area as single family residential and the Master Thoroughfare Plan indicates 120 feet of right-of-way for 23 and 24 Mile Road. There are no collector roads affecting the property in question.

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The Building Official indicates that the property is within the 100-year floodplain.

The revised preliminary plan submitted by the petitioner indicates the following:

A 516 lot site condominium development with a curvilinear street pattern will be developed between 23 and 24 Mile Roads.

The Hart Drain crosses the north portion of the plan from east to west. A gas pipeline also crosses the north portion of the plat in a northeast-southwest direction.

The district line separating the L'Anse Creuse School District from the New Haven School District divides the north portion of the plat, in a north-south direction. The district lines cut through numerous lots dividing the lots into areas shared by each district. Prior to the Final Preliminary Plat the proprietor and the affected school districts must agree to re-establish district lines so that no lots are divided by a school district line. School district lines should pass through the subdivision along lot lines and public streets, drains, or other public rights-of-way, not through a lot.

The project will include 6 phases.

A passive recreation area in the approximate center of the plan will tie into the Hart Drain area. Access to the common area from the west via a 16' wide drive will be between lots 357 and 358. An active recreation area is planned with frontage on Watermark Drive between lots 36 and 274 and will be tied to the passive recreation area.

Stub streets are provided in the north portion of the plan to properties to the west and northeast (excluded parcel). No stub streets are shown connecting this property with Chesterfield Township or the L'Anse Creuse school site abutting the west portion of the south half of the plat or to an excluded parcel in the northwest parcel of the plat.

A communication from the L'Anse Creuse school district indicates their plans to construct a facility on their property and they see no reason or need to provide any stub streets. The school district is also requesting a 12' wide walkway connecting the plat with their school property.

Common areas for landscaping purposes are provided fronting on both 23 Mile and 24 Mile roads.

8' bituminous pathways are also shown along both 23 and 24 Mile Roads.

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Accesses to the site condominiums are provided via two drives from 23 Mile Road, one drive from 24 Mile Road and the stub streets as mentioned above.

Lots 312 and 464 are irregularly shaped single family lots. The Consultant recommends that a footprint of any proposed houses be specifically shown for these two lots to avoid any variance requests at a later date for the yard setbacks. The drawing shows a footprint however, it is not dimensioned. The plan shows that the setback along the side would not comply with the zoning ordinance therefore; the footprint sketches for lots 312 and 464 must be revised to show compliance.

The detention basin is to be installed and operable along with the first phase of development.

Petitioner Present: Daniel S. Spatafora

Public Portion: None

MOTION by KOEHS seconded by ZOLNOSKI to approve the Preliminary Plan; Stillwater Crossing Site Condominiums; Permanent Parcel Nos. 08-13-200-028 A & B. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation: It is recommended that the revised preliminary plan for the Stillwater Crossing site condominiums be approved with the standard conditions of the Township including the following:

- 1. The petitioner shall prepare and submit engineering plans to the Township Engineer for the required approvals from the following agencies in compliance with the State Condominium Act and Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:.**
 - a. Macomb County Road Commission**
 - b. Office of Public Works Commission of Macomb County**
 - c. Macomb County Health Department**
 - d. Macomb County Planning Commission**
 - e. Michigan Department of Environmental Quality**
 - f. All public utility companies affected.**
 - g. That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission**

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- and the Township Engineer. Also, that any connecting sidewalk tying the plat to any public street be installed by the petitioner.
2. The Township Engineer approves all engineering plans for the computed plan.
 3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.
 4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the preliminary plan approval be met.
 5. That all public street drain crossings within the boundaries of the Tentative Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145 (10) of the Macomb Township Code.
 6. That all sites meet the requirements of the Township Zoning Ordinances.
 7. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further the MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.
 8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
 9. That the unrecorded Master Deed be approved by the Township Attorney and Township Assessor prior to acceptance of the Final Plan Application.
 10. All street names are cleared by the Township Supervisor for purposes of continuity prior to preparation of the final plan. That the petitioner submits (2) copies of the plan to the Supervisors office for addressing. Addresses will be assigned after final preliminary plan approval by the Township Board.

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11. That the landscape areas be identified as a common area in the Master Deed. Further, that a bond in the amount to be determined by the Township Consulting Engineer be posted. The bond shall be posted prior to receiving construction permits from the Water/Sewer Department.

It is noted that in the development of the landscape easement, that no stones (a cobblestone measuring 3-8" in diameter is permitted) or loose materials are allowed to within 3' of any paved areas.

12. That the preliminary approval expires one year from the date of Township Board approval.
13. If a 'phasing plan' has not been submitted it is assumed that this plan will be developed in one phase. Please be advised that any revisions to the phasing plan for this plan must be reviewed and approved by the Planning Commission and Township Board and incorporated into the Preliminary Plan as a Revised Preliminary Plan.
1. That the preliminary approval expires one year from the date of Township board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this approval. Please make note of the above date. Any request for extension must be received by this office prior to the expiration date.
15. The petitioner records the sketches for lots 312 and 464 showing that houses may be built on these lots without the need for variances.

The Consultant suggests that the Planning Commission's action be forwarded to the Township Board for their consideration.

MOTION carried.

9. **Temporary Ground Sign; Fallbrooke Farms Subdivision;** Located on the north side of 25 Mile Road, ¼ mile west of Broughton Road; Michigan Sign Company, Petitioner. Permanent Parcel No. 08-04-478-001.

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting approval to locate a temporary ground sign for Fallbrooke Farms Subdivision, currently zoned R-1.

The application submitted by the petitioner indicates that it will be 4' wide, 9'6" tall, and will contain 32 square feet.

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The site plan submitted indicates that the sign will be located within the 20' dedicated landscape area on the northeast corner of Fallbrooke Drive and 25 Mile Road. The sign will abut lot 104. The sign will set back 10' from 25 Mile Road and 15' from Fallbrooke Drive.

Petitioner Present: Daniel S. Spatafora

Public Portion: None

MOTION by KOEHS seconded by THOEL to approve the Temporary Ground Sign for Fallbrooke Farms Subdivision for a time period of one (1) year from the date of approval. Permanent Parcel No. 08-04-478-001. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation:

It is recommended that the temporary ground sign be approved as requested with the standard conditions:

- 1. That Section 10.0319 of the Zoning Ordinance be met.**
- 2. That the ground sign be limited to 32 square feet.**
- 3. That a \$ 500.00 cash bond be posted assuring the construction of the sign as approved.**

The Consultant suggests that a \$500.00 bond be posted assuring the construction of a sign as approved. Upon receipt by the petitioner for a final inspection and subsequent approval by the Building Department the bond can be released.

MOTION carried.

- 10. Reconsideration of the Planning Commission's May 17, 2005 Action to Approve the Special Land Use for Little Caesars at Mobil Mart; Located on the southeast corner of 21 Mile and North Avenue; Eddie Jawad, Petitioner. Permanent Parcel No. 08-36-101-009.**

Jerome R. Schmeiser, Community Planning Consultant, indicated the purpose of this agenda item is to consider rescinding an action approving a special land use permit for Little Caesars Mobil Mart on the above described property. On May 17, 2005, the Commission voted to approve the special land use with several conditions involving no outside sales or displays on any of the property, and that the signage be limited to 32 square feet including signage for all the use on the

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property. It is noted that on June 7, 2005, the Commission took action to rescind the condition that required flat lenses on the lighting on the canopy and to further require that reflectors be installed.

Since the time of the action, the petitioner has not taken any steps to record the acceptance of the special land use permit with the conditions as spelled out above.

Background Information:

(On May 17, 2005) The petitioner is requesting special land use and site plan approval for Little Caesars Mobil Mart to be located on the above-described property. Although the petitioner's application indicated the proposal for wall signs, the approval of wall signs does not rest with the Planning Commission, but with the administration. Applications for the wall signs must be done so under separate cover. The wall signs for the new carryout restaurant are limited to 32 square feet.

Characteristics of the property in question can be summarized as follows:

Current Zoning: C-2

Present Use: gas station and store

Size and Dimensions of Property: 396' of frontage along North Avenue,
and 496' along 21 Mile Road

The general description of the surrounding properties is as follows:

The property to the north of the tract in question, across 21 Mile Road, is zoned C-2 and contains a strip center.

The property to the east and south is zoned R-1 and contains residential uses

The property to the west, across North Avenue, is zoned R-1 and contains residential development and a sub station.

The Master Plan depicts the area as commercial and the Master Thoroughfare Plan indicates 120 feet and 150 feet of right-of-way for 21 Mile and North Avenue, respectively.

The Building Official indicates that the property is within the 100-year floodplain.

The revised site plan submitted by the petitioner indicates the following:

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Five uses currently exist on the site. A gas station, store, oil lube store, and cellular phone store and a car wash. The petitioner proposes to add a 21' x 71' addition to the south elevation of the gas station for a Little Caesar's carry out restaurant.

Unapproved outside display and sales exist on the gas station building. These include the sales of sundry items such as pop, windshield fluid, ice, seasonal materials, and propane tanks. The existing lighting under the canopy has not been installed in accordance with the earlier approval for the site plan. An 18' high sign exists on the corner and will contain no more than 60 square feet of advertising. Signage on the uses of the buildings exceeds what is currently allowed in the C-2 zone. A small unapproved wooden building existed along the east side of the car wash building.

Two access drives are shown—one from 21 mile Road, the other from North Avenue.

Parking for 73 cars is provided for on the plan. The ordinance requires 61 spaces.

A loading zone and dumpster enclosure are planned on the site in accordance with the ordinance requirement.

A new 5' wide concrete slab is provided along the westerly property line adjacent to the southerly parking area.

The lighting under the canopy will be changed from the current dropped lens to a flat lens.

No outside sales or display will be provided for any products.

Special Land Use Recommendation

It is recommended that the special land use permit be approved for a Little Caesars Mobil Mart. Since the proposed use complies with the standards set forth in Section 10.2401(B)(5)(a) of the Township Zoning Ordinance.

Site Plan Recommendation:

It is recommended that the site plan be approved with the standard conditions of the Planning Commission. **(End of Background Information)**

Clerk KOEHS indicated that earlier today he spoke to Mr. Jawad's attorney relating to the Planning Commission's May 17, 2005 action to approve the Special Land

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Use for Little Caesars at Mobil Mart. Further, that the matter will be reconsidered and rescinded at this meeting.

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to reconsider the Planning Commission's May 17, 2005 action to approve the Special Land Use for Little Caesars at Mobil Mart; Permanent Parcel No. 08-36-101-009. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation:

It is recommended that the Commission rescind the action to approve a special land use permit and revised site plan for Little Caesars including the accompanying revised site plan received on May 17, 2005.

MOTION carried.

MOTION by KOEHS seconded by AUSILIO to rescind the Special Land Use that was granted for Little Caesars at Mobil Mart and the attached revised site plan that was acted on at the Planning Commission's meeting of May 17, 2005 with Permanent Parcel No. 08-36-101-009. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation:

It is recommended that the Commission rescind the action to approve a special land use permit and revised site plan for Little Caesars including the accompanying revised site plan received on May 17, 2005.

MOTION carried.

11. **Final Preliminary Plat; Wellington Estates Subdivision;** Located on the south side of 24 Mile Road 1 ¼ mile east of Romeo Plank Road. Elro Corporation, Petitioner. Permanent Parcel No. 08-16-100-021

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting final preliminary plat approval for a single family subdivision.

On January 24, 2005, the Township Board granted this development tentative preliminary plat approval.

Characteristics of the property in question can be summarized as follows:

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Current Zoning: R-1

Present Use: vacant farmland

The general description of the surrounding properties is as follows:

The property to the north of the tract in question, across 24 Mile Road, is zoned Macomb Town Center and is vacant.

The property to the south is zoned R-1 and contains residential development.

The property to the east is zoned R-1 and is vacant.

The property to the west is zoned AG and vacant.

The Master Plan depicts the area as single family residential and the Master Thoroughfare Plan indicates 120 and 86 feet of right-of-way, respectively, for 24 Mile Road and for a north south collector road

The Building Official indicates that the property is within the 100-year floodplain.

The subdivision plat submitted by the petitioner indicates the following:

A 146 lot subdivision is planned with two access drives from 24 Mile Road.

Two parcels are excluded from the property and front on 24 Mile Road.

Stub street access from other properties are provided at the south portion of the plat Monaco Drive from Westwood Estates, an 86' collector road from Westwood Pointe. The petitioner is providing three additional stub streets—two to the west and one to the east.

The proposed plat will be developed in three phases; Phase 1 involves the bulk of the plat in the central portion; Phase 2 involves the south 97' and Phase 3 involves 4 lots fronting on 24 mile Road.

The Kruth Drain crosses the major portion of the plat from northwest to southeast. The location of the drain and the quarter mile long leg of the plat dictate the street pattern for the proposal.

Access is provided from the proposed plat to a developable parcel in the northwest corner of the plat.

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Lots 55, 99, 103, and 125 are of such a dimension that a clarification is necessary to determine a building envelope. The petitioner has revised the plat to provide that lot 103 has become clear in terms of its building envelope. In order to further clarify the building envelope for 55, 99 and 125, the petitioner has provided sketches which indicate that houses may be built upon these lots without the need for variances.

Petitioner Present: Daniel S. Spatafora

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the Final Preliminary Plat; Wellington Estates Subdivision; Elro Corporation, Petitioner. Permanent Parcel No. 08-16-100-021. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation: It is recommended that the final preliminary plat for the Wellington Estates Subdivision be approved with the standard conditions of the Township including:

- 1. The petitioner submits evidence to the satisfaction of the Township Engineer that required approvals have been secured from the following agencies in compliance with Sections 17-87 to 17-90 of Chapter 17 of Macomb Township Code of Ordinances, Land Division Regulations:**
 - a) Macomb County Road Commission**
 - b) Office of Public Works Commission of Macomb County**
 - c) Macomb County Health Department**
 - d) Macomb County Planning Commission**
 - e) Michigan Department of Environmental Quality**
 - f) All public utility companies affected**
 - g) That a by-pass lane(s) be developed on the abutting major road(s) subject to the approval of the Macomb County Road Commission and the Township Engineer. Also, that any connecting sidewalk tying to the plat to any public street be installed by the petitioner.**
- 2. The Township Engineer approves all engineering plans for the computed plat.**
- 3. That any detention area meet the requirements of the Township Engineers and any Special Assessment District (SAD) be approved by the Township Board.**

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4. Further, that the Township Engineer be satisfied that those conditions imposed as part of the tentative plat approval have been incorporated into the Final Preliminary Plat.
5. That all lots within the Final Preliminary Plat meet the requirements of the Township Zoning Ordinances.
6. Flood Plain Map Amendments and/or Requirements. Please be advised that it is the responsibility of the applicant to seek and obtain any map revisions or amendments to the flood plain map as prepared by FEMA, through the Michigan Department of Environmental Quality (MDEQ). Further, MDEQ must review and approve any amendments or map revisions that reflect the lower amendment on the flood plain map prior to the issuance of any building permits.
7. That all public street drain crossings within the boundaries of the Final Preliminary Plat shall be provided with public sidewalks on both sides of the street and installed in accordance with 17-145(10) of the Macomb Township Code.
8. That the petitioner comply with all pertinent codes and ordinances, and guarantee that dimensions, acreages, figures, and recorded easements in connection with this plat are true and accurate as they provide the basis for this recommendation.
9. That the "landscape easement" that area labeled on the plat as, "The entire common area is subject to a private easement dedicated to the ownership association for landscaping" has been completed in accordance with the approved landscaping plan, inspections completed to the satisfaction of the Township and the bond posted for the development of this easement released. If the bond has not been released the owner of the subdivision is placed on notice that no building permits may be issued until the landscape easement has been developed in accordance with the approved landscaping plan and the bond released by the Township Board.

It is noted that in the development of the landscape easement, that no stones (a cobblestone measuring 3-8" in diameter is permitted) or loose materials are allowed to within 3' of any paved areas.

10. That the final preliminary approval expires two years from the date of Township Board approval. It is not the responsibility of Macomb Township to notify the petitioner prior to the expiration date of this

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approval. Please make note of the above date. Application for extension must be received by this office prior to the expiration date.

11. All street names must be cleared by the Township Supervisor for purposes of continuity as part of the application for the tentative preliminary plat. Any changes in street names must be authorized by Supervisor prior to the acceptance of an application for Final Plat. Addresses will be assigned after Final Preliminary Plat approval by the Township Board.
12. That the temporary street name posts be installed upon completion of the paving. The posts as indicated by the Fire Department are to be 4" x 4" black posts with two inch white letters so that the street can be easily identified during the construction of the plat.
13. That the restrictive covenants that will be recorded as part of this plat, have been approved by the Township Attorney. The "Restrictive Covenants" must be approved by the Township Attorney before an application will be received for Final Plat.
14. That the Articles of Incorporation for the Homeowners' Association for the subdivision have been approved by the Township Attorney. The "Articles of Incorporation" must be approved by the Township Attorney before an application will be received for Final Plat.
15. That the developer shall be responsible for having the Contract between Detroit Edison and Macomb Township executed and must establish the corresponding SAD for lamp charges. These items must be completed prior to the Developer applying for approval of the Final Plat.
16. That the petitioner understands that if the property(ies) involved in this application are not yet split or combined into a single parcel, that an application for split/combination must be submitted and approved by the Assessor's Office. The petitioner must also understand that all codes and ordinances relating to said split/combination must be adhered to including any variances requested or any other actions involving Macomb Township. It is also noted that delays may be necessary in the split/combination procedure because of subsequent public hearings involving variance requests.

In the case of a Site Plan application, an application for said split/combination must be reviewed and approved by the Assessor's Office prior to the issuance of Building Permits. In the case of a Site

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Condominium or Subdivision Plat application, an application for said split/combination must be approved by the Assessor's Office before the petitioner may submit an application for their next approval step as prescribed by the Macomb Township Land Division Ordinance #17.

This conditional approval does not provide any assurance or guarantee that any required split or split/combination that was not in place prior to this approval will be approved by any other Township body or other governmental unit.

- 17. The petitioner records the sketches for lots 55, 99, and 125 showing that houses may be built on these lots without the need for variances.**

MOTION carried.

- 12. Land Division Variance Request; Section 17.140 – Landscape easement be varied to June 1, 2006 in order to permit the processing of the Final Plat; Westminster Subdivision # 1; Located on the north side of 22 Mile Road approximately ½ east of Hayes Road. Pulte Land Company, Petitioner. Permanent Parcel No. 08-19-200-012**

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting a variance from the land division ordinance for Westminster Subdivision #1. The request involves an extension of time for the installation of the plant materials until the spring because of the upcoming winter months.

At its meeting of December 6, 2005, the Planning Commission considered the matter of the Westminster revised Tentative and Final Preliminary plats. At that meeting, the petitioner and the Planning Commission agreed to a landscape planting plan in compliance with the requirements of the land division ordinance. On December 9, 2005, the petitioner submitted a landscape plan reflecting the agreement made with the Planning Commission at its meeting of December 6, 2005.

To date, no objections have been presented from department heads regarding the request as presented by the petitioner.

Petitioner Present: Kevin Christiansen

Public Portion: None

MOTION by KOEHS seconded by THOEL to forward the recommendation to the Township Board of Trustees to approve the Land Division Variance Request; Section 17.140 – To allow the Landscape Easement to be varied

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to June 1, 2006 in order to permit the processing of the Final Plat for Westminister Subdivision # 1. Permanent Parcel No. 08-19-200-012. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation: It is recommended that the variance request for the Westminister #1 Subdivision be approved. This recommendation is made with the understanding that all plant materials will be installed by June 1, 2006 in accordance with the standards of the Township for granting such an extension.

MOTION carried.

13. **Land Division Variance Request; Section 17.114 – Landscape Easement requirement be varied to June 1, 2006 in order to permit the issuance of Building Permits; Westminister Subdivision # 1;** Located on the north side of 22 Mile Road approximately ½ mile north of 22 Mile Road. Pulte Land Company, Petitioner. Permanent Parcel No. 08-19-200-012

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting permission for a variance to allow for the issuance of building permits prior to the installation of the proposed landscaping due to current time of the year and associated with weather conditions.

No objections have been raised by the various department heads.

Petitioner Present: Kevin Christiansen

Public Portion: None

MOTION by AUSILIO seconded by PENZIEN to forward the recommendation to the Township Board of Trustees to approve the Land Division Variance Request; Section 17.114 – Landscape Easement requirement be varied to June 1, 2006 in order to permit the issuance of Building Permits for the Westminister Subdivision # 1. Permanent Parcel No. 08-19-200-012. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation: It is recommended that the variance be granted to allow the petitioner to obtain building permits prior to the installation of the landscaping for the project.

MOTION carried.

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14. **Land Division Variance Request; Section 17.140 – Landscape easement be varied to June 1, 2006 in order to permit the processing of the Final Plat; Westminister Subdivision # 2;** Located on the north side of 22 Mile Road approximately ½ mile north of 22 Mile Road. Pulte Land Company, Petitioner. Permanent Parcel No. 08-19-200-012

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting a variance from the land division ordinance for Westminister Subdivision #2. The request involves an extension of time for the installation of the plant materials until the spring because of the upcoming winter months.

At its meeting of December 6, 2005, the Planning Commission considered the matter of the Westminister revised Tentative and Final Preliminary plats. At that meeting, the petitioner and the Planning Commission agreed to a landscape planting plan in compliance with the request of the land division ordinance. On December 9, 2005, the petitioner submitted a landscape plan reflecting the agreement made with the Planning Commission at its meeting of December 6, 2005.

To date, no objections have been presented from department heads regarding the request as presented by the petitioner.

Petitioner Present: Kevin Christiansen

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the Land Division Variance Request; Section 17.140 – Landscape Easement be varied to June 1, 2006 in order to permit the processing of the Final Plat; Westminister Subdivision # 2; Permanent Parcel No. 08-19-200-012. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation: It is recommended that variance request for the Westminister #2 Subdivision be approved. This recommendation is made with the understanding that all plant materials will be installed by June 1, 2006 in accordance with the standards of the Township for granting such an extension.

MOTION carried.

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15. **Land Division Variance Request; Section 17.114 – Landscape Easement requirement be varied to June 1, 2006 in order to permit the issuance of Building Permits Westminster Subdivision # 2;** Located on the north side of 22 Mile Road approximately ½ mile north of 22 Mile Road. Pulte Land Company, Petitioner. Permanent Parcel No. 08-19-200-012

Jerome R. Schmeiser, Community Planning Consultant, indicated that the petitioner is requesting to vary permission for a variance to allow for the issuance of building permits prior to the installation of the proposed landscaping due to current time of the year and associated with weather conditions.

No objections have been raised by the various department heads.

Petitioner Present: Kevin Christiansen

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to forward the recommendation to the Township Board of Trustees to approve the Land Division Variance Request; Section 17.114 – Landscape Easement requirement be varied to June 1, 2006 in order to permit the issuance of Building Permits; Westminster Subdivision # 2; Permanent Parcel No. 08-19-200-012. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation:

It is recommended that the variance be granted to allow the petitioner to obtain building permits prior to the installation of the landscaping for the project.

MOTION carried.

Addition:

- 15a. **Technical Change to Site Plan; Rainbow Child Center Development;** Located on the south side of 24 Mile Road west of Garfield; Rascals Construction Co., Petitioner. Permanent Parcel No. 08-18-200-023

Jerome R. Schmeiser, Community Planning Consultant, indicated the petitioner is requesting approval for a revised site plan to relocate the handicapped ramp and barrier free parking spaces to the west of the front entrance of the building. The original plan indicated the handicapped ramps were to be installed to the east of the front entrance.

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Characteristics of the property in question can be summarized as follows:

Current Zoning: CF, Community Facility

Present Use: vacant, planned as a day care center

Size and Dimensions of Property: 183' x 340' and contains 1.40 acres

The general description of the surrounding properties is as follows:

The property to the north of the tract in question, across 24 Mile, is zoned C-2 and is vacant

The property to the east is zoned C-2 and contains a gas station.

The property to the south is zoned R-1 and contains condominiums

The property to the west is zoned R-1 and contains condominiums

The Master Plan depicts the area as commercial and the Master Thoroughfare Plan indicates 120 feet of right-of-way for 24 Mile Road.

The Building Official indicates that the property is not within the 100-year floodplain.

The site plan submitted by the petitioner indicates the following:

A 10,000 square-foot childcare center will be constructed on the site, set back 138' from 24 Mile Road, 50' from the west property line, 52' from the east property line, and 50' from the south property line.

Access to the site would be provided via one drive to 24 Mile road. Parking for 50 cars is provided along the east and north areas.

A dumpster area is shown in the northeast corner of the building.

A 25-foot setback is provided along the 24 Mile frontage. A 5' walk is shown along 24 Mile Road. The Township policy is that an 8' pathway be provided. The Township Consulting Engineer, however, recommended that the 5 ft. walk be installed in lieu of the 8 ft. wide walk due to the fact that the existing walks east and west of the site along 24 Mile Road are 5 ft. wide concrete.

A fenced play area of 13,340 square feet is provided along the south and west sides of the building.

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A monument sign of 24 square feet will set back 15' from 24 Mile Road. The sign is planned at 5'10" in height. The ordinance allows the sign to be 5' high.

A bypass lane is not shown on the plan.

A 6-foot high concrete wall exists surrounding the property on the west and south sides tying into the wall provided by the gas station to the east.

It is noted that the plan submitted for the change in the handicapped parking and ramps does not indicate the size of the building, bypass lanes on 24 Mile Road, or the detail of the sign.

Petitioner Present: Representative on behalf of Rascals Construction Co., name was not stated.

Public Portion: None

MOTION by KOEHS seconded by AUSILIO to approve the Technical Change to the Site Plan for Rainbow Child Center Development to relocate the handicap ramp and barrier free parking spaces to the west of the front entrance of the building with the condition that the petitioner submit revised plans showing the bypass lane location on the main road in accordance to Township Engineering standards and noting the square footage of the building on the plan. Permanent Parcel No. 08-18-200-023. This motion was based on the planning consultant's recommendations and subject to the following standard conditions:

Planning Consultants Recommendation: It is recommended that the revised site plan be approved with the standard conditions of the Planning Commission as follows:

- 1. The parking areas to be properly graded, drained and paved within one (1) year's time to the satisfaction of the Township Engineer. Posts to be installed in parking areas to protect exit doors, gas meters, etc.**
- 2. The petitioner to comply with all pertinent codes and ordinances, and guarantee that dimensions, acreage figures, and recorded easements in connection with this site plan are true and accurate as they provide the basis for this recommendation. The approval is given with the understanding that any structures such as signs, walls, tanks, etc., planned for the site will not be located in any utility easement or properties set aside for drains, sewers or water facilities unless an**

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- easement agreement is signed with the governing authority controlling the easement or property.
3. The front yard area and the areas between street line and sidewalks to be planted with grass and trees, and maintained. No stones or loose materials are permitted in the areas between the sidewalk and street; however a greenbelt with a three (3) foot cement strip along the curb or street line is permitted.
 4. The curb radii, curb cuts, including their location, deceleration lanes, by pass lanes and other geometrics and designs, are subject to approval by the County Road Commission, Michigan Department of Transportation, and the Township Engineer.
 5. Sidewalks to be provided to the satisfaction of the Township Engineer.
 6. Light fixtures or light standards must have deflectors or shields for positive cut-off of direct beams of light, or glare from bulbs or fixture lenses, shining or casting light onto adjacent properties. All fixtures under canopies must be installed with flat lenses as indicated by the industry.
 7. That the trash or dumpster pad area be enclosed on three sides with a six (6) foot wall and be secured with screened gates. All walls to be constructed with a masonry pointed cap, the angle of the pointed cap to be 45 degrees. If additional dumpsters are to be located on the site, each must be enclosed in like manner.
 8. An acceptable method of surety, such as a corporate surety bond or cash bond, in an amount approved by the Township Engineer, be posted, assuring the Township the property will be developed within two (2) years in accordance with the plan and elevations. If not developed within two (2) years from date of site plan approval, the petitioner will have to appear before the Planning Commission for consideration of an extension of the two year time period. The bond must be posted prior to receiving construction permits from the Township Water/Sewer Department.
 9. The petitioner/applicant may request the release of the site plan bond when the site has been completed in accordance with all conditions made part of this approval and contained herein. The request for release must be in writing and accompanied by 2 copies of the "As Built Plans". The "As Built Plan" will be compared with the stamped

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approved Site Plan Drawing to help determine the readiness for release of said bond.

10. That handicap parking be provided per the requirements of the State and the ADA (American Disabilities Act).
11. That all signs be designated on the site plan and meet the Township requirements.
12. That the petitioner meet with the Michigan Department of Environmental Quality (MDEQ) regarding floodplains and/or wetlands to determine any building limitations.
13. MDEQ- That specific conditions and approvals regarding changes to the 100 year flood plain be done so with the understanding that the petitioner shall seek and obtain map revisions or amendments to reflect the lower amendment on the flood plain map as prepared by FEMA, prior to the issuance of any building permits.
14. That any required walls or greenbelts be constructed/installed prior to the issuance of a Certificate of Occupancy. All walls to be constructed with a masonry pointed cap, the angle of the point to be 45 degrees. All walls must be constructed on a continuous foundation. The "hung" type wall, that is with panels on channeled pillars, shall not be allowed.
15. That the petitioner provide proper drainage (storm and sanitary) and a proper water supply in accordance with the standards of the Township Water and Sewer Department and the County Drain office.
16. That the petitioner properly name any proposed streets or private drives that may be due on the site and coordinate said names with the Macomb Township Supervisor's Office. Addresses are assigned after site plan approval. The petitioner must coordinate said street names with the Macomb Township Supervisor's office and submit (2) plans on 11" x 17" paper.
17. That any future splitting and/or division of any portion of the property or additions to the property, approved in this plan, be reconsidered by the Assessor and Planning Commission. That all splits be approved by the Tax Assessor.
18. That in the case of structures in commercial zones, roof mounted appliances and fixtures shall be effectively screened on all sides by the roof line so as not to be visible from off the site.

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19. That in the case of commercial zones that outdoor storage and display of merchandise is prohibited. Minor day to day, in and out display may be permitted when kept behind all established yard setback lines.
20. That all requirements of the Zoning Ordinance be met.
21. If the matter being considered is a revised site plan, then all conditions of the earlier approval, that may apply to other features of the plan not being considered for the current revision and whether or not they are noted on the plan herein presented, are to remain in full force and effect.
22. That the petitioner be aware that a Certificate of Zoning Compliance and a Certificate of Occupancy must be obtained prior to the occupation of the proposed building.
- 1 That the site plan include a site illumination plan containing a detailed profile of each classification of lighting fixture. Further, that the plan provide that no lights or glare from lights will shine into the abutting residential areas.
1. That the sign be constructed as approved in the original plan.
2. That the bypass lane be shown in accordance with Township Engineering standards.
3. That the size of the building be noted on the revised site plan.

MOTION carried.

PLANNING CONSULTANTS COMMENTS:

Amendment Procedures Regarding Changes to the Township Master Plan
- Commercial/Office Moratoriums

Jerome R. Schmeiser, Community Planning Consultant, indicated that the Board of Trustees at their meeting of December 14, 2005 directed the Planning Commission to start the process to address the issue of an amendment to the Macomb Township Master Plan.

PLANNING COMMISSION COMMENTS: None

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16. Motion to receive and file all correspondence in connection with this agenda.

MOTION by PENZIEN seconded by AUSILIO to receive and file all correspondence in connection with this agenda.

MOTION carried.

ADJOURNMENT:

MOTION by KOEHS seconded by PENZIEN to adjourn the meeting at 9:15 p.m.

MOTION carried.

Respectfully submitted,

Edward Gallagher, Chairman

Michael D. Koehs, CMC
Macomb Township Clerk
MDK/gmh